

# Operation & Maintenance

## Fire rated doorsets

Fire doors are intended to facilitate a similar level of fire resistance as per the structural elements of a building. However, since doors are often opened and closed many times a day, it is important therefore for regular inspection be performed.

### Fire door maintenance

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Fire doorsets should be examined at six-monthly intervals as follows:

1. Recommended clearance of 3.0 mm between door leaf and jambs and head.
2. Where applicable, any signs of damage, to glass or glazing system as the glass and glazing system are critical to the performance of the fire door.
3. Fire and smoke seals for any signs of damage, degradation or missing in part or total, as either of these will have serious implications on the fire door performance.
4. Hinges should be inspected for signs of wear. Worn hinges should be replaced with those that perform in accordance with the latest edition of BS EN 1935.
5. Ensure that (where fitted) the latch or lock furniture moves freely and engages fully. Damaged or badly worn latch or lock furniture should be replaced immediately.
6. Self-closing devices should be examined to ensure it closes the door leaf properly. The door should close effectively from any angle. There are a number of reasons why doors may fail to close:
  - A. Check that there are no foreign bodies or other objects obstructing the door.
  - B. Check that any smoke seals remain correctly fitted and are undamaged.
  - C. Check the latch (if fitted) to ensure correct operation.

Any self-closing device (as maybe fitted) which is unable to be effectively adjusted should be replaced using a closer that has been validated by test for use on a door assembly of similar specification, and performs in accordance with the latest edition of BS EN 1154.

It is not easy to repair doors and maintain the interactive behaviour of the various component parts, and except for minor repairs to 30 minute fire rating door leaf which Modulo Doorsets recommend are performed via a professional source, where significant damage is detected the door leaf should be replaced in total.

Note: In the event of damage that necessitates the replacement of one leaf of a double door, both leaves should be replaced with a new matching pair. As a commitment of continuous improvement and possible changes of legislative requirement, would make it virtually impossible to ensure that a replacement single leaf would be of identical construction to that being removed.

### Fire door decoration

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Where intumescent seals are incorporated within the door frame the use of heat or chemicals in preparation for re-coating should be avoided.

Certified fire doorsets supplied are permanently marked with their declared fire resistance period by means of a colour-coded plug(s) or label. It is therefore recommended to avoid painting over the plug(s) or labels during re-decoration.

It is important that individual doorsets are installed strictly in accordance with the instructions given in their respective global assessments (available on request) and the following information is given as general guidance only.

Details contained within this document refer to recommended minimum requirements for fire rated and doorsets for installation as supplied by Modulo Doorsets. The doorsets supplied have been tested to either the latest edition of BS 476: Part 22, or BS EN 1634-1 and are independently certified as achieving fire resistance up to 30, 60 minutes or higher as applicable to the fire rating specification, when installed in accordance with the following conditions.

## Storage

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Fire doorsets are internal joinery components and as such, their handling and storage prior to installation should be such that they are protected from rain, sun, and splashing by corrosive or staining materials and preferable in a ventilated building.

Door leaves and doorsets that are clear lacquered or varnished should be subject to storage that protects them from being unevenly exposed to sunlight.

In addition, door leaves and doorsets must also be protected from exposure to excessive moisture and

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stored horizontally on 3 or more equally spaced bearers, away from ground floor level. As is applicable it is also recommended that any wrappings be left in place for as long as possible.

## Suitability of structural opening

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It is the installer's responsibility to ensure that structures to receive fire doorsets comply with National and Local Regulations and that they are suitable for the design performance.

Note: Installers are recommended to refer to the applicable parts of the latest edition of BS 5588 Fire Precautions in the Design and Construction of Buildings for further guidance.

## Doorset installation

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Installation should be carried out in accordance with the Modulo Doorsets installation instruction guides provided.

## Hinges

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Keep free from abrasive dust, and to re-lubricate them on a regular basis with a light machine oil. Timing and frequency would depend on the amount of use the door will have. As a guide, at least once per year, but on a high traffic door every three months.